112.0	0001	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	929,600	/	929,600
USE VALUE:	929,600	/	929,600
ASSESSED:	929,600	/	929,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PHILEMON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAMMER JANE
Owner 2:	EASTBURN A CHRISTOPHER
Owner 3:	
Street 1:	15 PHILEMON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAMMER JANE -
Owner 2:	-
Street 1:	15 PHILEMON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,611 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Wood Shingle Exterior and 2025 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13611.000	378,800		550,800	929,600
Total Card	0.312	378,800		550,800	929,600
Total Parcel	0.312	378,800		550,800	929,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.06 | /Parcel: 459.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

70942

GIS Ref

GIS Ref

Insp Date

11/30/18

!8664!

PREVIOUS ASSESSMENT

Parcel ID 112.0-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	378,800	0	13,611.	550,800	929,600	929,600	Year End Roll	12/18/2019
2019	101	FV	289,900	0	13,611.	543,000	832,900	832,900	Year End Roll	1/3/2019
2018	101	FV	289,900	0	13,611.	417,100	707,000	707,000	Year End Roll	12/20/2017
2017	101	FV	289,900	0	13,611.	393,500	683,400	683,400	Year End Roll	1/3/2017
2016	101	FV	289,900	0	13,611.	362,000	651,900	651,900	Year End	1/4/2016
2015	101	FV	283,100	0	13,611.	338,400	621,500	621,500	Year End Roll	12/11/2014
2014	101	FV	283,100	0	13,611.	311,600	594,700	594,700	Year End Roll	12/16/2013
2013	101	FV	283,100	0	13,611.	311,600	594,700	594,700		12/13/2012

PRINT

Date	Time
12/10/20	23:12:45

LAST REV

Date	Time
09/04/19	12:02:17

apro

PAT ACCT.

8664

USER DEFINED

Prior Id # 1:	70942
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMMER JANE	36419-53		9/12/2002	Family	1	No	No		
RIGOPULOS ALEXA	34529-500		1/17/2002	Family	99	No	No		
GROSSMAN IRWIN/	29041-255		8/31/1998		215,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2011	855	Porch	1,500					CARPORT TO EFP
6/4/2004	445	Manual	18,000			G6	GR FY06	install solar syst
3/12/2004	156	Inter Fi	20,000	C		G6	GR FY06	
1/22/2004	34	Addition	40,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	Info At Door	HS	Hanne S
4/19/2012	Info Fm Prmt	BR	B Rossignol
11/26/2008	Meas/Inspect	189	PATRIOT
1/20/2005	Permit Visit	BR	B Rossignol
2/3/2000	Meas/Inspect	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13611		Sq. Ft.	Site		0	70.	0.58	6			Topo	-5					550,836						550,800	

Total AC/HA: 0.31247 | Total SF/SM: 13611 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 550,836 | Spl Credit | Total: 550,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23333335
Const Adj.:	0.99989998
Adj $ / SQ:	154.151
Other Features:	90021
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424639
Depreciation:	45861
Depreciated Total:	378778

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	2	HB	

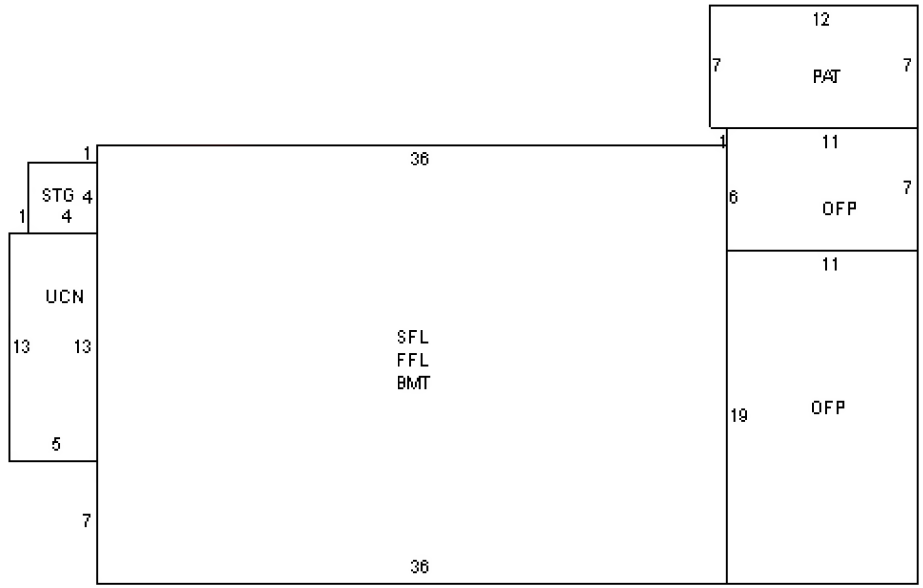
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	8	4	M
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	53.760	48,384
FFL	First Floor	900	154.150	138,736
SFL	Second Floor	900	154.150	138,736
OFP	Open Porch	286	22.270	6,368
PAT	Patio	84	6.000	504
UCN	Canopy	65	25.130	1,633
STG	Storage	16	16.000	256
	Net Sketched Area:	3,151	Total:	334,617
Size Ad	1800	Gross Are	3151	FinArea 2025

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	154.15
Special Features:	0	Val/Su Net:	120.22
Final Total:	378800	Val/Su SzAd	210.44

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0001-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	9X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	